

What Does Density Look Like in Alameda?



Santa Clara Avenue – 12 d.u.'s @ 20 du/ac



2021 Clinton – 7 d.u.'s @ 40.7 du/ac



1438 Lafayette – 8 d.u.'s @ 41 du/ac



2301 San Antonio – 7 d.u.'s @ 67.8 du/ac

What Does Density Look Like in Alameda?



736 Lincoln – 37 d.u.'s @ 76.1 du/ac



2045 Clinton – 15 d.u.'s @ 87.1 du/ac



716 Santa Clara – 24 d.u.'s @ 97.8 du/ac



916 Union – 37 d.u.'s @ 108.9 du/ac

What Does Density Look Like in Alameda?



2420 Central – 6 d.u.'s @ 27.2 du/ac



1400 Webster – 12 hotel rooms



1364 Park – 21 d.u.'s @ 54.9 du/ac



1900 & 1912 Encinal -- 18 d.u.'s @ 77.8 du/ac

What Does Density Look Like in Alameda?

Bayport



Heritage Bay



Marina Cove



Average Density 12 – 16 d.u.'s per acre

What Does Density Look Like?

Housing Precedents – Single Family Detached



What Does Density Look Like?

Housing Precedents – Single Family w/ Carriage House



What Does Density Look Like?

Housing Precedents – Duplexes, Tri-plexes, 4-plexes



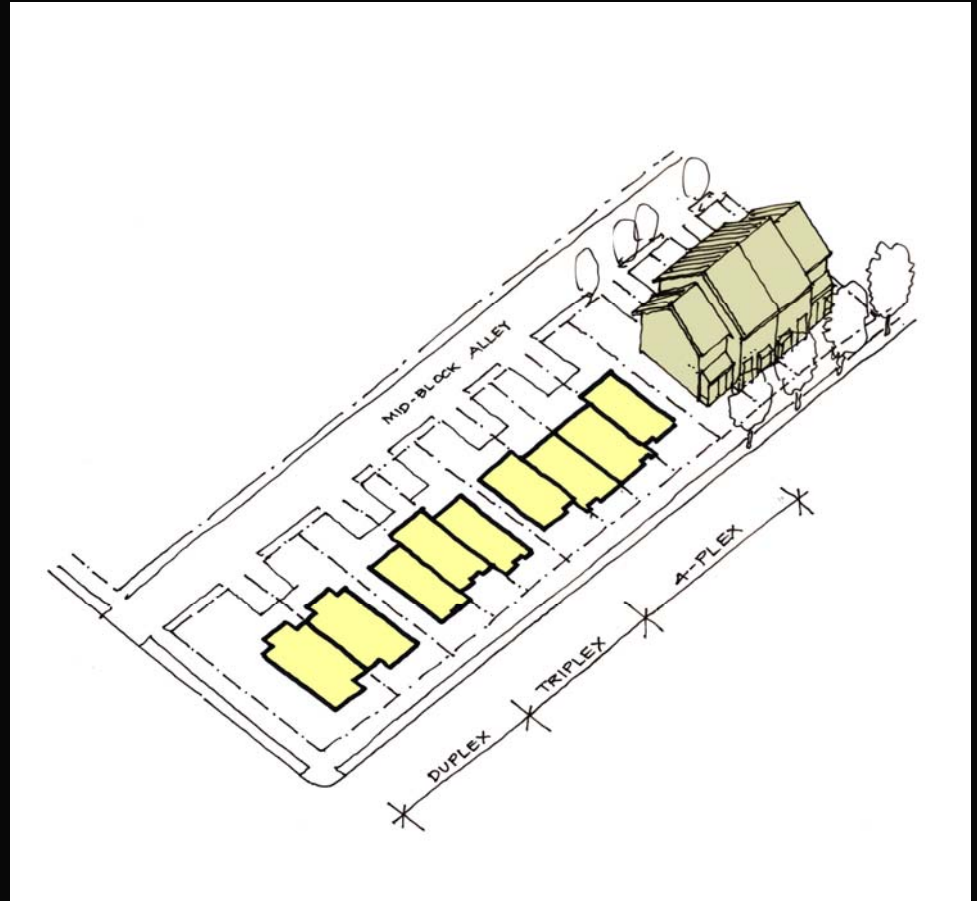
Aggie Village, Davis



Waterfront District, Hercules



Othello Station, Seattle

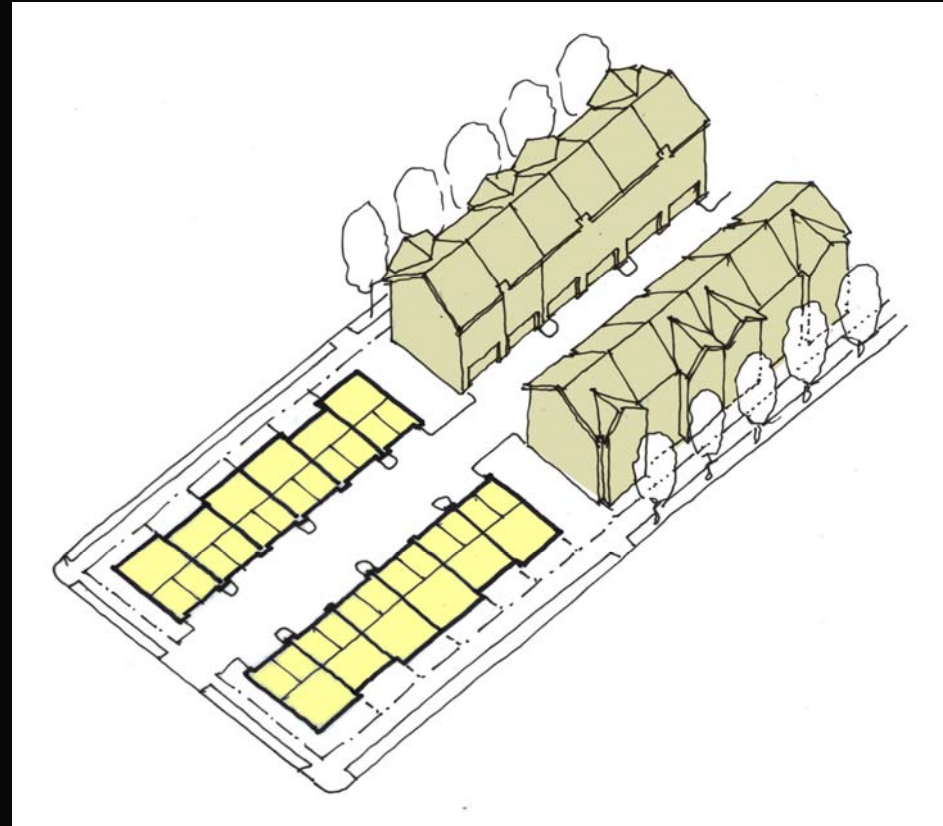


What Does Density Look Like?

Housing Precedents – Row Houses



Mountain View



San Diego

What Does Density Look Like?

Housing Precedents – 4-unit Courtyard Housing



"Four Plex Units/ Courtyard Housing"

18 Du/Ac Net density
* Complies with 'Measure A'

- 2- 3 stories, 2 bedroom Town houses
- Avg 1350-SF dwelling
- 1 car garage per unit
- Type V wood construction

Development

- Block Size 100' X 100', 10,000 SF
- Four units in two parcels
- 5000-SF avg parcel size

What Does Density Look Like?

Housing Precedents – 6-unit Courtyard Housing



"Six Plex Units/ Courtyard Housing" 28 Du/Ac Net Density * Complies with 'Measure A'

- 2- 3 stories, 2 bedroom Town houses
- Avg 1000-SF dwelling
- 1 car garage per unit
- Type V wood construction

Development

- Block Size 100' X 100', 10,000 SF
- Six units in Four parcels (2-2-1-1 configuration)
- Parcel sizes, 3000 SF & 2000 SF

What Does Density Look Like?

Housing Precedents – Stacked Flats or Townhouses over Podium Garage

